

Note: All lots must utilize alternative type On-Site Sewage Facilities.  
A portion of Lots 1, 2, & 3 is located within the 100-year flood plain: Any OSSF that is located within the 100-year flood plain is subject to special planning requirements.  
All electrical/mechanical appurtenances located within the 100-year flood plain must be elevated at least 1' above base flood elevation.  
A certificate of elevation establishing base flood elevation and proving that the finished floor will be at least 2' above base flood elevation must accompany any permit application for a structure that is proposed to be located within the curvilinear line of the 100-year flood plain.

Note: Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/streams/ponds, etc. (Per State regulations).  
Note: Tree removal and/or grading for OSSF may be required on individual lots.  
Note: Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to and approved by Collin County for each lot prior to construction of any OSSF system.

Note: Blocking the flow of water or construction Improvements in drainage easements, and filling or obstruction of the roadway is prohibited.  
Note: The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by individual owners of the lot or lots that are traversed by or adjacent to the drainage course along or across said lots.  
Note: Collin County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion in said drainage ways.

Note: Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by the flooding or flooding conditions.

Note: The existing OSSF on Lot 2 is a Conventional OSSF - If the existing system ever fails or if changes are ever made to the existing structure, repairs and/or upgrades to the existing system will NOT be allowed. The entire system must be replaced with an approved alternative system (after review and permitting through CCDS).

Note: The existing OSSF on Lot 1 is an alternative system, suitable for the site and existing structure. Any changes to the existing structure must be reviewed by CCDS prior to construction for compliance with OSSF regulations.

Note: The P.E. As-Builts submitted with the plat shows all OSSF components for Lots 1 and 2 to be completely within the boundaries of Lots 1 and 2, respectively. If any of the OSSF components are actually over the any of the lot lines and continue onto another parcel, the entire system(s) must be replaced with an approved alternative system (after review and permitting through CCDS).

PROPERTY OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF COLLIN

WHEREAS, Andrew Winston Christie and John Ross Christie, are the owners of a tract of land situated in the J. Larrimore Survey, Abstract No. 530, Collin County, Texas and being further described as follows:

BEING all of that tract of land in Collin County, Texas, out of the J. Larrimore Survey, Abstract No. 530, and being all of that called 13.891 acres of land described in a deed to Andrew Winston Christie and John Ross Christie as recorded under CC# 20100701000675900 of the Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a 5/8 inch steel rod set capped "Boundary Solutions" in the South edge of County Road No. 281, at the Southeast corner of said 13.891 acres, and at the Southwest corner of that called 1.00 acres of land described in a deed to Carl W. Rogers and wife, Cindy L. Rogers as recorded in Volume 2154, Page 738 of the Deed Records of Collin County, Texas, from which a one inch crimped pipe found at the Southeast corner of said 1.00 acres bears South 85 degrees 53 minutes 35 seconds East, 230.40 feet for witness, from which a 3/8 inch steel rod found at the Northwest corner of that called 0.094 acres of land described in a deed to Carl W. Rogers and wife, Cindy L. Rogers as recorded in Volume 2328, Page 213 of the Deed Records of Collin County, Texas bears North 00 degrees 00 minutes 00 seconds East, 199.82 feet for witness;

THENCE North 85 degrees 53 minutes 35 seconds West, 968.83 feet along the South line of said 13.891 acres to a 5/8 inch steel rod set capped "Boundary Solutions" in the South edge of County Road No. 281, and in the centerline of a creek at the Southwest corner of said 13.891 acres;

THENCE along the centerline of creek as follows:

North 11 degrees 46 minutes 04 seconds East, 22.81 feet to a point for corner;  
North 08 degrees 28 minutes 01 seconds West, 111.39 feet to a point for corner;  
North 44 degrees 16 minutes 56 seconds East, 114.43 feet to a point for corner;  
North 09 degrees 54 minutes 50 seconds West, 65.43 feet to a point for corner;  
North 29 degrees 31 minutes 48 seconds West, 53.26 feet to a point for corner;  
North 26 degrees 17 minutes 33 seconds East, 94.52 feet to a point for corner;  
North 04 degrees 13 minutes 57 seconds West, 46.56 feet to a point for corner;  
North 25 degrees 48 minutes 23 seconds West, 55.39 feet to a point where the creek intersects larger creek;

THENCE along the center of larger creek as follows:

North 75 degrees 52 minutes 51 seconds East, 66.21 feet to a point for corner;  
North 46 degrees 07 minutes 04 seconds East, 59.28 feet to a point for corner;  
South 80 degrees 25 minutes 10 seconds East, 83.74 feet to a point for corner;  
South 08 degrees 19 minutes 29 seconds East, 52.90 feet to a point for corner;  
North 76 degrees 53 minutes 28 seconds East, 82.27 feet to a point for corner;  
South 69 degrees 30 minutes 03 seconds East, 28.73 feet to a point for corner;  
North 53 degrees 17 minutes 51 seconds East, 45.56 feet to a point for corner;  
North 01 degrees 22 minutes 39 seconds West, 41.98 feet to a point for corner;  
North 24 degrees 19 minutes 03 seconds West, 58.22 feet to a point for corner;  
North 66 degrees 51 minutes 19 seconds West, 97.76 feet to a point for corner;  
North 38 degrees 49 minutes 16 seconds West, 47.49 feet to a point for corner;  
North 45 degrees 16 minutes 37 seconds East, 36.29 feet to a point for corner;  
South 88 degrees 56 minutes 37 seconds East, 137.78 feet to a point for corner;  
South 29 degrees 58 minutes 44 seconds East, 193.64 feet to a point for corner;  
South 75 degrees 29 minutes 37 seconds East, 57.25 feet to a point for corner;  
North 60 degrees 10 minutes 34 seconds East, 50.73 feet to a point for corner;

THENCE North 80 degrees 55 minutes 09 seconds East, 81.94 feet to a point in lake;

THENCE North 47 degrees 29 minutes 00 seconds East, 171.00 feet to a point in lake;

THENCE North 79 degrees 55 minutes 00 seconds East, 168.00 feet to a point in lake at the Northeast corner of said 13.891 acres, and at the Northwest corner of that called 4.328 acres of land described in a deed to Charlsie Carol Littrell as recorded in Volume 1166, Page 163 of the Deed Records of Collin County, Texas, from which a 5/8 inch steel rod set capped "Boundary Solutions" bears South 00 degrees 00 minutes 00 seconds East, 150.00 feet for witness;

THENCE South 00 degrees 00 minutes 00 seconds East (Bearing Basis), 805.40 feet along the East line of said 13.891 to the POINT OF BEGINNING, containing 13.891 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Andrew Winston Christie and John Ross Christie, do hereby adopt this plat designating the herein above described property as Final Plat of Lot 1-3, Block A, John Christie Addition, an addition to Collin County, Texas, and do hereby dedicate to the public use forever the streets/roads and easements as shown hereon.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

WITNESS, my hand this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

BY:

Andrew Winston Christie  
Owner

John Ross Christie  
Owner

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Andrew Winston Christie, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

My Commission Expires On:

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared John Ross Christie, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

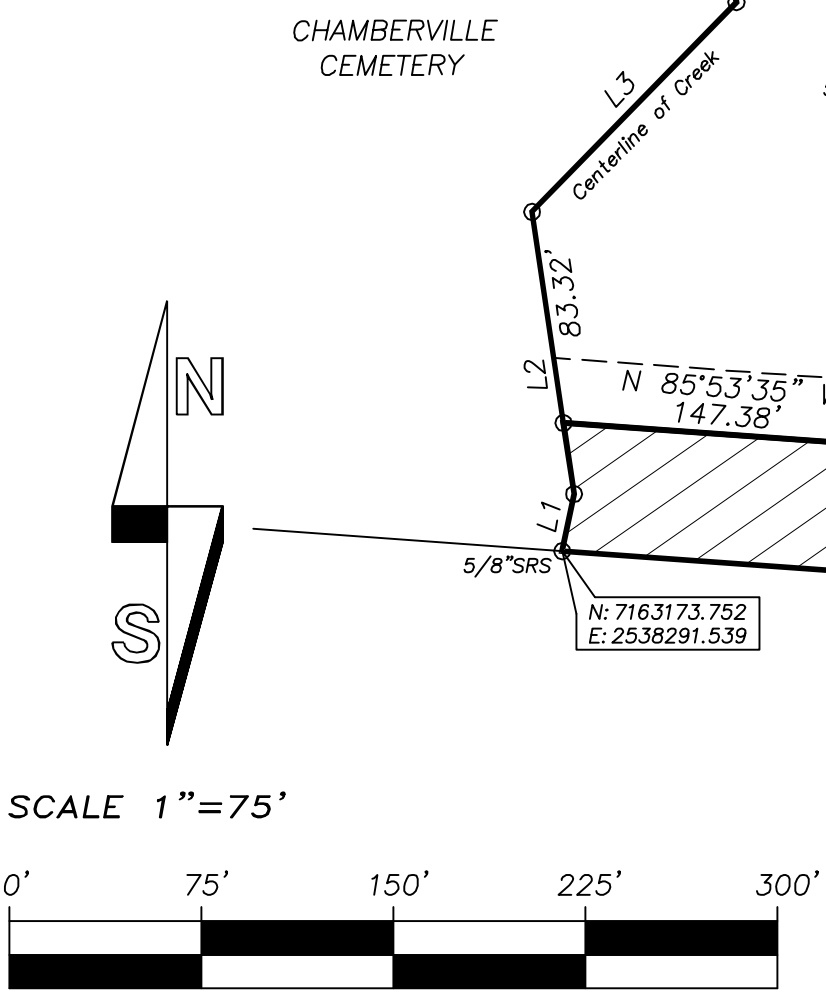
My Commission Expires On:

CERTIFICATE OF APPROVAL

Approved, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the Commissioners Court of Collin County, Texas.

County Judge

LINE	BEARING	DISTANCE
L1	N 11°46'04" E	22.81'
L2	N 08°28'01" W	111.39'
L3	N 44°16'56" E	114.43'
L4	N 09°54'50" W	65.43'
L5	N 29°31'48" W	53.26'
L6	N 26°17'33" E	94.52'
L7	N 04°13'57" W	46.56'
L8	N 25°48'23" W	55.39'
L9	N 75°52'51" E	66.21'
L10	N 46°07'04" E	59.28'
L11	S 80°25'10" E	83.74'
L12	S 06°19'29" E	52.90'
L13	N 76°53'28" E	82.27'
L14	S 69°30'03" E	28.73'
L15	N 53°17'51" E	45.56'
L16	N 01°22'39" W	41.98'
L17	N 24°19'03" W	58.22'
L18	N 66°51'19" W	97.76'
L19	N 38°49'16" W	47.49'
L20	N 45°16'37" E	36.29'
L21	S 88°56'37" E	137.78'
L22	S 29°59'44" E	183.64'
L23	S 75°29'37" E	57.25'
L24	N 60°10'34" E	50.73'
L25	N 80°55'09" E	81.94'
L26	N 47°29'00" E	171.00'
L27	N 79°55'00" E	168.00'



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Matthew Busby, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision.

\_\_\_\_\_, 20\_\_\_\_

FOR REVIEW ONLY.  
THIS DOCUMENT SHALL NOT BE  
RECORDED FOR ANY PURPOSE.  
Matthew Busby  
R.P.L.S. No. 5751

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Matthew Busby, Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

My Commission Expires On:

Note: Coordinates are Texas State Plane Coordinates, North Central Zone, NAD83.

FLOOD ZONE DEFINITIONS:

ZONE A - "Special flood hazard areas subject to inundation by the 1% annual chance flood. No Base Flood Elevations determined."  
ZONE X - "Areas determined to be outside the 0.2% annual chance floodplain."

SRs = STEEL ROD SET  
SRF = STEEL ROD FOUND

O DENOTES A 5/8" STEEL ROD SET CAPPED "BOUNDARY SOLUTIONS" UNLESS OTHERWISE NOTED.

Notes:

1) Verify exact location of underground utilities prior to construction.  
2) Bearings based on East line of that called 13.891 acres (CC# 20100701000675900).

NOTICE: Selling a portion of this addition by metes and bounds in violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.

Note: Collin County permits are required for building construction, onsite sewage facilities and driveway culverts.

Health Department Certification:

I hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

Registered Sanitarian or Designated Representative  
Collin County Development Services

FINAL PLAT

LOTS 1-3, BLOCK A  
JOHN CHRISTIE ADDITION  
J. LARRIMORE SURVEY, A-530  
COLLIN COUNTY, TEXAS

(Being all of that called 13.891 acres of land described in a deed to Andrew Winston Christie and John Ross Christie as recorded under CC# 20100701000675900 of the Official Public Records of Collin County, Texas.)

P.O. BOX 250  
CADDO MILLS, TX 75135

Boundary Solutions Inc.  
The Quality Answer

OFFICE: 214-499-8472  
FAX: 972-782-7611  
EMAIL: mbusby\_bsi@yahoo.com

COMMERCIAL AND RESIDENTIAL  
BOUNDARY, TOPOGRAPHIC, &  
ALTA/ACSM LAND TITLE  
SURVEYS

OWNER:

Andrew Winston  
Christie &  
John Ross Christie  
6862 C.R. 281  
McKinney, Texas  
75071

SURVEYOR:

Boundary Solutions  
P.O. Box 250  
Caddo Mills, TX  
75135  
972-782-8082

Drawn by: mjb  
B.S.I.Job# 1207-012  
Date: 07-30-12